



April 19, 2007

ACTION AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairperson Hall

Invocation Tony Atkins

Pledge of Allegiance Brett McGuire

Quorum Chairperson Hall

Quorum present with 80% of members present. Commissioner Thompson was absent.

Approval of Minutes for March 29, 2007 Chairperson Hall

Commissioner Atkins moved to approve the minutes of March 29, 2007. Commissioner Garniewicz seconded. Motion carried 4 – 0.

Reading of the Agenda Director Browning

Approval of the Agenda Chairperson Hall

Commissioner McGuire moved to approve the Agenda as presented. Commissioner Garniewicz seconded. Motion carried 4 - 0.

Old Business

Final Plat Staff

1. **High Meadows Sections E and F**, off of Chamblin Road, Zoned PUD, 83 lots, 20.49 acres, *Commission District 3.*
2. **Maples Ferry II**, North Belair Road, Zoned R-3 RCO, 11 lots, 2.38 acres, *Commission District 1.*
Commissioner McGuire made the motion to approve the final plats for High Meadows Sections E and F and Maples Ferry II and to include all departmental conditions. Commissioner Atkins seconded. Motion carried 4 – 0.

Preliminary Plat Staff

3. **Creek Bend III Revision**, Wrightsboro Road, Zoned R-2, 86 lots, 39.90 acres, *Commission District 4*
4. **Auburn Villas Phase I**, Columbia Road, Zoned T-R, 46 lots, 9.03 acres, *Commission District 3.*
5. **The Grove Preliminary Plat Consideration and PUD Revision**, South Old Belair Road, Zoned PUD, 154 lots, 36.09 acres, *Commission District 3.*
Commissioner Garniewicz made the motion to table the preliminary plats for Creek Bend III Revision and The Grove and its' PUD Revision and allow the withdrawal of the preliminary plat for Auburn Villas Phase I. Commissioner McGuire seconded. Motion carried 4 – 0.

New Business

Final Plat Staff

Preliminary Plat Staff

6. **Courtyards at Crawford Creek**, William Smith Boulevard off of Hereford Farm Road, Zoned PUD, 92 units, 15.20 acres, *Commission District 3.*



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Commissioner Atkins made the motion to approve the preliminary plat for the Courtyards at Crawford Creek and to include all departmental conditions. Commissioner Garniewicz seconded. Motion carried 4 – 0.

Rezoning..... Staff

7. **RZ 07-04-01**, Rezone Tax Map 024 Parcel 004A, 0.78 acre located at 6605 Washington Road from R-4 to C-2. *Commission District 3.*
Chairperson Hall declared the public hearing closed. Commissioner McGuire made the motion to approve RZ07-04-01 and to include departmental conditions. Commissioner Garniewicz seconded. Motion carried 4 - 0.
8. **RZ 07-04-02**, Rezone Tax Map 066 Parcel 041, from R-1 to T-R, 21.7 +/- acres located at 4874 Washington Road. *Commission District 3.*
Chairperson Hall declared the public hearing closed. Commissioner Atkins made the motion to approve RZ07-04-02 and to include departmental conditions. The Planning Commission required 5' wide sidewalks along the streets with the determination to be made if these sidewalks must adhere to ADA requirements. Commissioner Garniewicz seconded. Motion carried 4 - 0.
9. **RZ 07-04-03**, County Initiated Rezoning of Tax Map 072A Parcel 104, from C-1 to C-2, 0.68 +/- acre located at 516 North Belair Road. *Commission District 3.*
Chairperson Hall declared the public hearing closed. Commissioner McGuire made the motion to approve RZ07-04-03 and to include departmental conditions. Commissioner Atkins seconded. Motion carried 4 - 0.
10. **RZ 07-04-04**, Rezone Tax Map 077A Parcels 017 and 017A, from R-2 to A-R, 14.87 +/- combined acres located at 4140 and 4141 Freeman Avenue. *Commission District 1.*
Chairperson Hall declared the public hearing closed. Commissioner Garniewicz made the motion to approve RZ07-04-04 and to include departmental conditions. Commissioner Atkins seconded. Motion carried 4 - 0.

Text Amendment..... Staff

11. **Zoning Code Text Amendment to Section 90-98**, List of Lot and Structure Requirements, to establish maximum and minimum front setback requirements for the Evans to Locks/Fury's Ferry node protection overlay district.
Chairperson Hall declared the public hearing closed. Commissioner McGuire made the motion to approve the zoning code text amendment to Section 90-98. Commissioner Garniewicz seconded. Motion carried 4 - 0.

Staff Comments Staff

Public Comments..... Chairperson Hall

Adjourn Chairperson Hall

Meeting Adjourned at 7:15 p.m.



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COLUMBIA COUNTY PLANNING COMMISSION

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire, Vice-chairman
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Chairperson
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: April 2007 / May 2007

Board/Commission	Date	Time	Location
Planning Commission	April 19, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	April 24, 2007	8:00 AM	Evans Government Center Auditorium
Board of Commissioners	May 1, 2007	6:00 PM	Appling Courthouse, Appling, GA
Planning Commission	May 3, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	May 15, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	May 17, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	May 22, 2007	8:00 AM	Evans Government Center Auditorium

*Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, May 1, 2007** at 6:00 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, April 27, 2007 to place their name on the agenda for presentation.*